



## GENERAL INFORMATION

### Tenure

Freehold

### Services

Mains Gas, Electricity and Water are connected

### Outgoings

Council Tax Band C

### Viewing

By appointment through the Agents:

Hereford Office

8 King Street

Hereford, HR4 9BW

T: 01432 343477

E: hereford@shandw.co.uk

Ledbury Office

14 The Homend

Ledbury, HR8 1BT

T: 01531 631177

E: ledbury@shandw.co.uk

[www.stookehillandwalshe.co.uk](http://www.stookehillandwalshe.co.uk)

### Offers

As part of the Estate Agency Act 1979, we have a legal obligation to financially qualify every offer before it is conveyed to the vendors.

N.B. Appliances listed in these details have not been tested by the Agents. Any prospective purchasers should satisfy themselves that they are, in fact, in working order.

### Opening Hours

MON - THUR 9.00 am - 5.30 pm

FRI 9.00 am - 5.00 pm

SAT (Remotely) 9.00 am - 12:30 pm

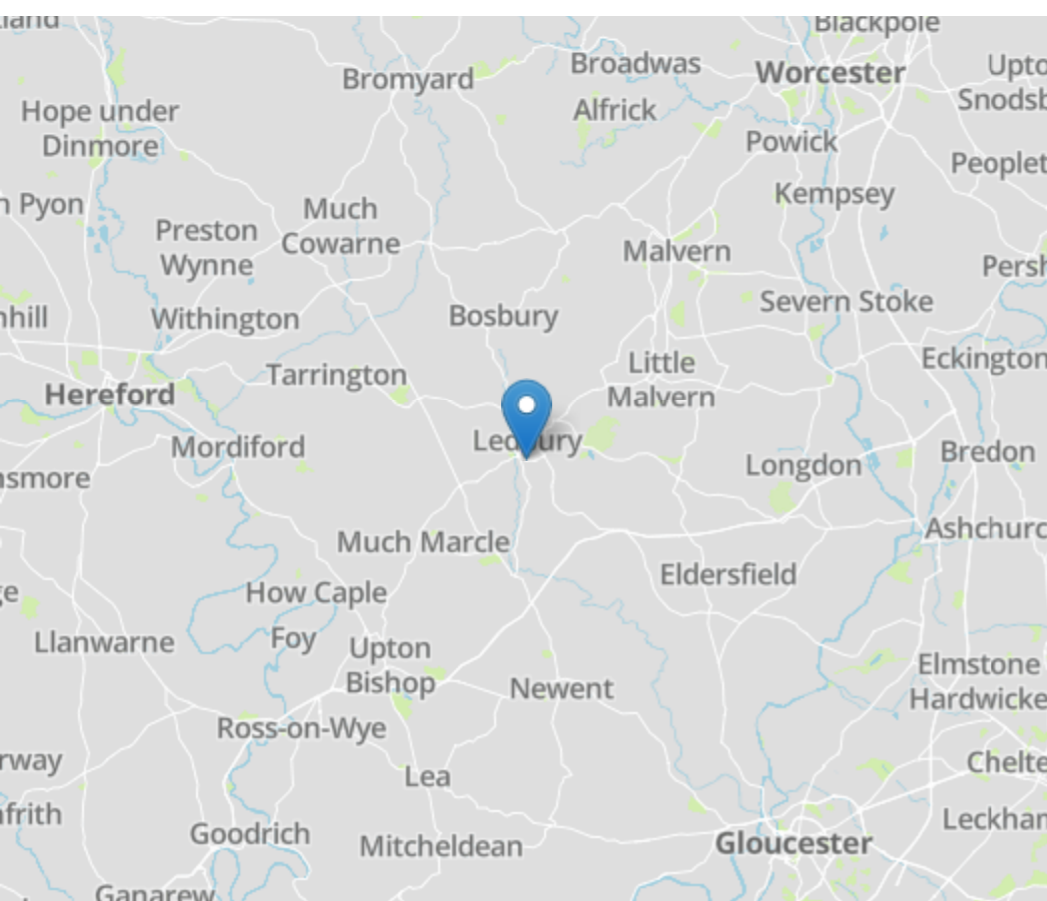
20 Keats Meadow  
Ledbury HR8 2GW

**£325,000**



## DIRECTIONS

From our office proceed onto the High Street, over the traffic lights at the top cross and continue until reaching the roundabout. Take the second exit onto the By Pass and upon reaching Hawk Rise, take the first left into Keats Meadow and no.20 is on the left hand side after approximately 100 yards.



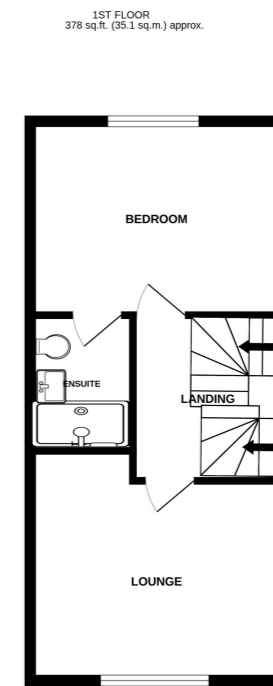
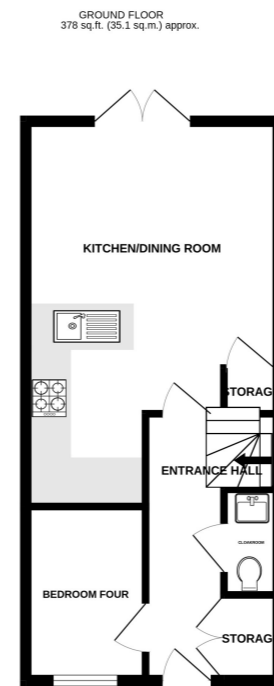
MISREPRESENTATION ACT 1967 Stooke, Hill + Walshe for themselves and the Vendor of this property whose agents they are, give notice that: (1) These particulars do not constitute nor constitute any part of, an offer or a contract. (2) All statements contained in these particulars as to this property are made without responsibility on the part of Stooke, Hill + Walshe or the vendor. (3) None of the statements contained in these particulars as to the property is to be relied on as a statement or representation of the fact. (4) Any intending purchaser must satisfy himself by inspection of otherwise as to the correctness of each of the statements in these particulars. (5) The vendor does not make or give, and neither Stooke, Hill + Walshe nor any person in their employment has the authority to make or give, any representation of warranty, whatever in relation to this property.

• Three Storey Town House. • Very Well Presented Throughout • Garage and Parking • Private Rear Garden • Gas Central Heating & UPVC Double Glazing.

Hereford 01432 343477

Ledbury 01531 631177





TOTAL FLOOR AREA: 1097 sq.ft. (101.9 sq.m.) approx.  
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### Situation and Description

20 Keats Meadow is situated within the popular new development of Hawk Rise on the outskirts of Ledbury town centre which offers a comprehensive range of facilities and amenities.

The property comprises a very well presented modern Town House (approximately 3 years old) set over three floors and offering spacious flexible accommodation with the benefits of a Garage and Parking, and private enclosed rear garden.

### Ground Floor

#### Entrance Hall

With doors to Storage Cupboard housing gas central heating boiler, Stairs to First Floor, doors to :

#### Cloakroom

with window to front, low flush w.c., wash basin, radiator

### Study/Bedroom Four

8' 11" x 6' 1" (2.72m x 1.85m) with window to front, power points, radiator

### Kitchen/Family/Dining Room

19' 11" x 12' 10" (6.07m x 3.91m) range of laminate worktops with cupboards and drawers under, integrated electric oven and gas hob, dishwasher, fridge freezer and washing machine, inset sink unit, power points, splash back.

Family Room/Dining Area with French doors opening onto patio, radiator, power points

### First Floor

#### Landing

with doors off to :

#### Lounge

12' 10" x 11' 10" (3.91m x 3.61m) (max) with window to front overlooking open space, radiator, power points

### Master Bedroom

12' 10" x 9' 11" (3.91m x 3.02m) 12' 10" x 9' 11" (3.91m x 3.02m) with window to rear overlooking garden and having views towards woodland. Range of fitted wardrobes, radiator, power points, door to:

### En Suite

5' 1" x 7' 0" (1.55m x 2.13m) with Shower Cubicle, low flush w.c, wash basin, heated towel rail, window to side

### Second Floor

Landing with doors off to :

### Bedroom Two

12' 10" x 11' 6" (3.91m x 3.51m) with Roof Light, radiator, power points

### Family Bathroom

6' 5" x 5' 9" (1.96m x 1.75m) with panelled bath, low flush w.c. wash basin, radiator, window to side

### Bedroom Three

12' 10" x 8' 9" (3.91m x 2.67m) with dormer window to front, radiator, power points

### Outside

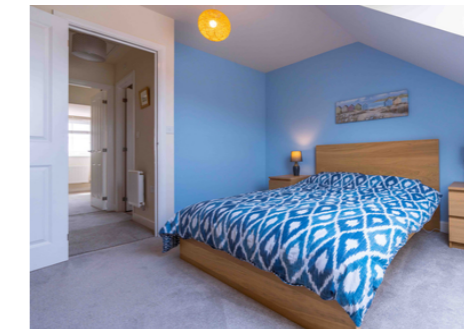
The property is approached from Keats Meadow over a tarmacadam drive which leads to the single attached Garage and parking area and lawn to front.

### Rear Garden

The rear garden, access via a wooden side gate comprises a paved patio area with useful Pergola and lawn, being enclosed on all sides making it safe for children and pets.

### Like the property?

Just call into the office or give us a call on 01531 631177, and we will be delighted to arrange an appointment for you to view the property and answer any questions you have.



### At a glance...

- Study 8'11 x 6'1 (2.72 x 1.85)
- Kitchen/Family/Dining Room 19'11 x 12'10 (6.07 x 3.91)
- Lounge 12'10 x 11'10 (3.91 x 3.02)
- Master Bedroom 12'10 x 9'11 (3.91 x 3.02)
- Bedroom Two 12'10 x 11'6 (3.91 x 3.51)
- Bedroom Three 12'10 x 8'9 (3.91 x 2.67)

### And there's more...

- Spacious flexible Town House
- Three/Four Bedrooms
- Garage and Parking
- Private enclosed rear garden
- Gas central heating and Double glazing